

PARTICULARS,

AND

CONDITIONS OF SALE,

OF A VALUABLE

FREEHOLD ESTATE,

SITUATE IN THE PARISH OF

TOTTENHAM, in the County of MIDDLESEX,

FIVE Miles from LONDON;

CONSISTING OF

A SPACIOUS AND CAPITAL

MANSION, called *BRUCE CASTLE*,

With suitable OFFICES, GARDENS, PLANTATIONS, and PLEASURE-GROUNDS,

And about SIXTY ACRES of RICH LAND adjoining;

ALSO,

An ELEGANT MANSION, called *MOUNT PLEASANT*,

With OFFICES, PLEASURE-GROUNDS,

And a compact FARM of *Two Hundred and Ninety Acres* of FINE LAND contiguous;

TOGETHER WITH SEVERAL OTHER MOST DESIRABLE

FREEHOLD FARMS, WOODLANDS, MILLS, HOUSES, & other ESTATES;

THE ANNUAL VALUE OF THE WHOLE BEING ABOUT

THREE THOUSAND POUNDS:

Which will be SOLD by AUCTION,

By Mr. *YOUNG*,

On THURSDAY the 24th, and FRIDAY the 25th Days of *September*, 1789, at Twelve o'Clock,

At *Garraway's Coffee-House, Exchange-Alley*, LONDON,

IN FORTY LOTS.

Printed Particulars may be had of Mr. BANNISTER, at the Red Lion, in *Tottenham*; at *Garraway's Coffee-house*; and of Mr. YOUNG, No. 58, *Chancery-Lane, Holborn*; where Plans of the Estates may be seen.

BRUCE CASTLE and *MOUNT PLEASANT* to be viewed on *Mondays* and *Fridays*, any Time between the Hours of Eleven and Three, on Application to Mr. BANNISTER only.—All the other Estates may be viewed on *Monday, Wednesday, and Friday* Mornings, till the Sale, by applying to Mr. BANNISTER.

PARTICULARS, &c.

THE FIRST DAY'S SALE,

On *THURSDAY*, the 24th of SEPTEMBER, 1789.

LOT I.

A REGULAR AND SUBSTANTIAL BRICK MANSION,

CALLED

B R U C E C A S T L E,

Pleasantly situate at an agreeable Distance from the Road,

And fitted up in a modern Stile, with great Neatness, Elegance, and Convenience; together with all suitable OFFICES, FISH-PONDS, GARDENS, PLEASURE-GROUNDS, PLANTATIONS, a FARM-YARD, and several adjoining rich MEADOWS, containing together 60 Acres. The whole in complete Repair, and fit for the immediate Reception of a large and genteel Family; being the late Property and Residence of

JAMES TOWNSEND, Esq. deceased.

THE ATTIC STORY consists of a large Nursery, and Nine good Bed-Chambers, with Two large Closets.

The MIDDLE STORY contains a Library, 35 Feet by 18; a Billiard-Room, 32 Feet by 22; Seven neat Bed-Rooms, with Four Dressing-Rooms, and a Store-Room.

The GROUND-FLOOR consists of a commodious Hall, 33 Feet by 22, a Saloon, 35 Feet by 18; and a handsome Stair-Cafe; an elegant Drawing-Room, 26 Feet by 19; an Eating Room, 30 Feet by 24; a Breakfast-Parlour, 18 Feet by 22; and a Dressing-Room adjoining; a Steward's Room, Housekeeper's Room, Butler's Pantry, Servants Hall, an excellent large Kitchen, a Water-Closet, and a Back Stair-Cafe; with useful connected Offices, and spacious dry Cellaring.

The DETACHED OFFICES consist of a convenient Brew-house, Wash-house, Laundry, Dairy, Coal-house, good Stabling for Twelve Horses, a Treble Coach-house, with Lofts over; all in good Repair, and well supplied with fine Water.

The FARM-YARD contains Stabling for Four Horses, an open Shed, a capital Granary, Cow-House, Piggery, and Wood-Yard; and at a small Distance is a capital Barn, and Two Hay-Barns.

The KITCHEN-GARDEN, about Two Acres, contains a Pinery and Succession-House, and is walled and well planted with the choicest Fruit Trees in great Perfection.

The PLEASURE-GROUNDS adjoining the House are remarkably well disposed with Fish-Ponds, Walks, and Shrubberies; and ornamented with the most beautiful Plantations of lofty Timber, forming extensive and very agreeable shady Retreats.

No on
the Plan.

	ON HAND :—	The Mansion-House, Offices, Gardens, Plantations, and Pleasure-Grounds; containing	A.	R.	P.	£.	s.	d.
96			19	2	0			
94, 95		The Farm-Offices and Yard	1	1	30			
81		The Meadow adjoining	6	2	35			
102		The Mount-Walk and Field adjoining	5	3	6			
104								
101		The George and Vulture Walk	1	0	0			
103		The Mount-Field, with a capital Barn and One Hay-Barn	7	2	27			
105		The Five Acres and Eight Acres, let to Mr. Colman from Year to						
106		Year	13	1	38	39	0	0
100		The Horse-Pond Field, let to Mr. Wyburd, from Year to Year	4	2	37	15	0	0
Quantity of Land			60	1	13			

The Purchaser of this Lot to be intitled to all the Marble Chimney-Pieces, Locks, Bolts, Bars, Bells, Ranges, fixed Grates, Dressers, Shelves, Leaden Pipes, Pumps, Cisterns, and Reservoirs, in the Mansion; and to the Coppers, Boilers, and other Fixtures in the Brew-house and Wash-house.

A Purchaser may also be accommodated with Part of the Household Furniture, at a fair Appraisement.

N. B. Mr. Colman must either have Three Years Notice, or be allowed for the Dung laid on the Land within the last Three Years.



L O T II.

352 A Beautiful MEADOW, called the *East Field*, with Part of the *Visto* adjoining; let from Year to Year to *Mark Smithson*, Esq. at a very improvable Rent of £.32

Also, a small Piece of Garden-Ground adjoining; let from Year to Year to *Mr. Cranmer*

A very eligible Situation for Building.

A. R. P.	£. s. d.
8 2 34	32 0 0
0 1 18	2 2 0
9 0 12	34 2 0

L O T III.

An Elegant BRICK MANSION, called *Mount-Pleasant*; consisting of Four handsome Rooms on a Floor, Three Stories high, being the Residence of *Rowland Stephenson*, Esq. with a Coach-house, Stables, Dairy, Dovehouse, and every other suitable Office, in most complete Repair;—a beautiful Garden, Fish-Ponds, Shrubberies, and shady Plantations; Farm Offices, and Three adjoining rich Meadows, containing about 74 Acres.

Also, an Excellent FARM-HOUSE, Barn, and other Buildings; and a CAPITAL FARM, containing about 215 Acres, let, by *Mr. Stephenson*, to *Mr. Phillips*.

In Mr. STEPHENSON'S Occupation.

	A. R. P.
123 } MOUNT-PLEASANT HOUSE, Offices, Garden, Planta-	
124 } tions, and Farm-Yard	10 2 13
125 } The Lane, and Part of the Yard	1 0 15
115 } Nearer Home-Field, and Twelve Acres, now in a beautiful	
116 } Lawn	Meadow 33 2 19
114 } Sixteen Acres	Meadow 16 2 4
117 } Farther Twelve Acres	Ditto 12 2 19
	74 1 30

The FARM let to Mr. PHILLIPS.

110 } The HOUSE, Barn, Farm-Yard, Garden, &c. and East Four-	
teen-Acres	Meadow 17 2 35
107 } Thirteen-Acres	Ditto 12 2 11
108 } Seventeen-Acres	Ditto 19 1 24
109 } Seven-Acres	Ditto 8 3 0
111 } Fourteen-Acres	Ditto 16 2 10
112 } Further House-Field	Ditto 26 3 34
113 } Fourteen-Acres	Ditto 15 1 28
67 } Little Wood	Arable 9 1 7
69 } Great Wood	Arable and Meadow 24 3 21
126 } Little Hawk's Park	Ditto 21 1 34
127 } Great Ditto	Ditto 42 3 20
	215 3 24
	290 1 14
	304 0 0

The Estate comprised in this Lot was let upon Lease for 98 Years, from Lady-Day, 1728, at £.304 a Year, so that 37 Years were unexpired at Lady-Day, 1789. Since the Commencement of this Lease, very considerable Sums have been expended by the Tenants, in rebuilding the House at Mount Pleasant, and most of the other Buildings upon the Estate, and in various other Improvements; by which means the annual Value of this most desirable Estate has been much more than doubled.

The Tenant is under Covenant, yearly, to plant 60 young Saplings, of Oak, Ash, or Elm, in the Hedges of the Fields, until every Field shall be planted, 60 Foot asunder, or nearer; and to preserve the Trees so planted; and in case of any dying, or being damaged, others to be planted in their room.

The Performance of this Covenant, for a long Course of Years back, has been neglected; and the Lessee is liable to make good the Damages. The Purchaser will be entitled to the Benefit of this Covenant for the Time to come: with regard to the past Damages, it is proposed, that he shall make his Option, either to take the same as a Part of his Purchase, or to leave the Benefit thereof to the Seller; in whose Name, it is presumed, the Action must be brought.

L O T IV.

A Capital and most desirable FREEHOLD FARM, situate near the Church; consisting of a GENTEEL SASHED HOUSE; containing Three Parlours, Four Bed Rooms, Five Attics, and a Kitchen; a Barn, Stable, and other necessary Out-Buildings; a handsome Court, large Garden, and Orchard, all in good Repair: And the following Compact FARM; containing 132 Acres 3 Roods 32 Perches, more or less, of exceeding rich Arable and Meadow-Land, in a Ring-Fence; let on Lease for 21 Years, from Lady-Day, 1785, to Mr. Edwin Paine, at the Rent of £.240; viz.

No.					A.	R.	P.	£.	s.	d.
	House, Yard, Garden, and Orchard	_____	_____	_____	3	0	6			
89	Scotland	_____	_____	_____	2	2	32			
83	Hilly-Field	_____	_____	_____	10	1	10			
77	Nine-Acre Slupe	_____	_____	_____	9	1	34			
78	Five-Acre Slupe	_____	_____	_____	5	0	35			
79	Nine-Acre	_____	_____	_____	11	2	32			
75	Little-Awl Field	_____	_____	_____	19	0	10			
82	Five-Acre Home-Field	_____	_____	_____	5	2	24			
84	Ireland	_____	_____	_____	10	2	32			
70	Lower Eight-Acres	_____	_____	_____	9	0	6			
71	Upper Ditto	_____	_____	_____	9	0	6			
72	North Twelve	_____	_____	_____	12	2	0			
73	South Twelve	_____	_____	_____	12	1	21			
74	Long Eleven	_____	_____	_____	11	2	7			
70	Hoppitt	_____	_____	_____	0	2	17			
					132	3	32	240	0	0

L O T V.

85 A PIECE of very good PASTURE LAND, called the Gravel-Pit Field; containing 15 Acres 3 Roods and 31 Perches, more or less; let, from Year to Year, to Mr. Vaughan, at _____

32 0 0

L O T VI.

SEVERAL Pieces of Rich NURSERY-GROUND, containing together 27 Acres, more or less; let to Mr. Colman, from Year to Year, at _____

103 0 0

L O T VII.

A HOUSE, CARPENTER'S SHOP, and Yard, with Four small HOUSES and a Garden, situate on the West Side of Tottenham-Street; let, on a repairing Lease, ending at Lady-Day, 1792, to Mr. George Woolmer, at the very improvable Rent of £.22 _____

0 2 32 22 0 0

376 A MEADOW adjoining to the Back of these Premises, let, from Year to Year, to Mr. Comyn _____

4 3 8 15 0 0

5 2 0 37 0 0

L O T VIII.

77 A Piece of GARDEN-GROUND, suitable for building upon, containing 34 Perches, more or less, situate on the East Side of Tottenham-Street, opposite the Visto; let, from Year to Year, to Mr. Holt, at £.3 _____

3 0 0

LOT

L O T IX.

A Convenient Neat DWELLING-HOUSE, containing a handsome Parlour Kitchen, Dairy, and other Offices, and Seven Bed-Rooms; a large Barn, Stable, and other suitable Buildings for a Farm; a good Garden and large Orchard, and the following adjoining Arable and Meadow Lands; containing 68 Acres 1 Rood and 23 Perches, more or less, of good Land, let on Lease expiring at *Lady-Day*, 1791, to Mr. *Edwin Paine*, with several other Lands, at £.245 a Year. The apportioned Part of the Rent for this Lot to be £.138; viz.

			A. R. P.	£. s. d.
105 } The House, Offices, Garden, Orchard, Yard, and Lane	Pasture	5	1	26
106 }				
101 } Great and Little Leaze	Meadow	10	2	4
99 } North Pightle	Arable	9	2	17
100 } Pear-Tree Field	Ditto	4	3	0
109 } Barn-Clofe	Ditto	14	3	27
110 }				
108 } Far Great-Field	Ditto	10	1	21
170 } Near Ditto	Ditto	12	3	8
		68	1	23
				138 0 0

This Lot forms a most compact and desirable Farm of good Land, being suitable either for Arable or Meadow, pleasantly situate in the Marsh Lane, on the East Side of Tottenham-Street.

L O T X.

104 AN inclosed MEADOW, called *Town-Field*, situate on the South Side of *Marsh Lane*; containing 10 Acres and 31 Perches, more or less; at present let, with the adjoining Farm, on Lease, expiring at *Lady-Day*, 1791, to Mr. *Edwin Paine*, at £.245 a Year; the apportioned Rent, during such Lease, for this Lot, to be £.30

10 0 31 30 0 0

L O T XI.

TWO Inclosures of rich MEADOW Land, situate on the East Side of *Tottenham-Street*, containing together 10 Acres 1 Rood and 29 Perches, more or less; at present let, with other Lands, to Mr. *Edwin Paine*, on Lease expiring at *Lady-Day*, 1791; the apportioned Rent to be received by the Purchaser of this Lot during Mr. *Paine's* Lease, to be £.30.

98 Upper Pightle	6	3	7
97 Malins	3	2	22
	10	1	29
			30 0 0

The Road to these Fields to be across the Premises let to Mr. Boone in Lot 14, along the present Road to Lot 13; and from thence across the West End of the Meadow in Lot 12.

L O T XII.

THE RED LION PUBLIC-HOUSE, and a House adjoining, with Stabling, Yard, large Garden, and a small Field contiguous; containing in the whole 1 Acre 2 Roods and 13 Perches, more or less; let, on a Building Lease, for 61 Years, from *Lady-Day*, 1778, to Mr. *William Bannister*, at £.10

A Rich MEADOW, called *Carver's Field*, adjoining to the East End of the above Premises; let, from Year to Year, to the said Mr. *Bannister*

1 2 13 10 0 0
3 3 27 12 0
5 2 0 22 0 0

N. B. *This Meadow is to be sold subject to a Road, on all Occasions, for the Occupiers of the preceding Lot, with Horses, Cattle, and Carriages, to and from the same, across or over the West End thereof.*

LOT

L O T XIII.

A most desirable Piece of MEADOW Land, called the *Middle Lease*, or *Carver's Field*, containing 4 Acres 1 Rood and 24 Perches, more or less; situate on the East Side of *Tottenham-Street*, and let, from Year to Year, to Mr. *Boone* ————

A. R. P. £. s. d.

4 1 24 13 0 0

Also a Piece of GARDEN-GROUND, containing 1 Rood and 30 Perches, more or less, situate adjoining to the West End of the above Meadow; let on Lease, for about 9 Years to come, to Mr. *Sharp*, at £.3 ————

0 1 30 3 0 0

4 3 14 16 0 0

The Road to this Lot is across the Premises in Lot 14, let to Mr. *Boone*.

L O T XIV.

A Piece of GROUND situate on the East Side of *Tottenham-Street*, containing 1 Acre 1 Rood and 36 Perches, more or less; on which at present is a new-erected House, and several other Houses, Stables, Sheds, and Buildings, with a spacious Yard; let, on a Building Lease, to the late Mr. *James White*, and now to Mr. *Boone*, for 61 Years from *Lady-Day*, 1778, at £.30 a Year, the Tenant covenanting to expend £.1000 in good Buildings within the first 20 Years of the Term. ————

1 1 36 30 0 0

92 Also, a small MEADOW, situate on the East Side of the above Premises, containing 1 Acre and 1 Rood, more or less; let, from Year to Year, to Mr. *Bannister* ————

1 1 0 3 10 0

2 2 36 33 10 0

This Lot is subject to a Right of Way or Passage for all Persons, Cattle, and Carriages, across the same, to and from the Lands in Lots 11, 12, 13, and 14.

N.B. The Lane or Road at the North Side of the small Meadow is not meant to be sold with this or any other Lot.

L O T XV.

A Substantial DWELLING-HOUSE, Coach-house, Stable, neat Garden, and small Meadow, occupied by Mr. *Holmes*; also another small HOUSE adjoining, situate on the East Side of *Tottenham-Street*; the whole containing 1 Acre 1 Rood 25 Perches, more or less; let, on a repairing Lease, to Mr. *Holmes*, for 21 Years from *Lady-Day*, 1788, at ————

34 0 0

L O T XVI.

TWELVE small neat HOUSES, with Gardens and a Barn in *Lordship Lane*; let from Year to Year to the following Tenants: —

Mr. <i>Nightingale</i> , ————	£. s. d.
Mr. <i>Smith</i> , ————	3 5 0
Mr. <i>Higgins</i> , ————	4 10 0
Widow <i>Straffen</i> , ————	4 0 0
Mr. <i>Hoy</i> , ————	4 0 0
Mr. <i>Rochester</i> , ————	5 0 0
Mr. <i>Newnham</i> , ————	10 0 0
	6 0 0

Mr. <i>Bentley</i> , ————	£. s. d.
Mr. <i>Skinner</i> , ————	4 5 0
Mr. <i>Bannister</i> , a Barr., ————	4 15 0
Mr. <i>Perry</i> , ————	1 0 0
Mr. <i>Logden</i> , ————	4 0 0
Mr. <i>Harkley</i> , ————	3 0 0
	3 0 0

56 15 0

L O T XVII.

A Handsome Sashed HOUSE; containing Three Parlours, Six Bed-Rooms, Two Attics, Two Kitchens; with a Wash-house, Coach-house, Stable, Area, and Garden, pleasantly situate at the Corner of *Lordship Lane*, and let on Lease to Mrs. *Green*, for 21 Years from *Lady-Day*, 1786, on a repairing Lease, at ————

14 0 0

LOT

L O T XVIII.

A Compact FREEHOLD ESTATE, consisting of that much-admired *Hill*, called *Tottenham Wood*, near to *Muzzle Hill* (the principal Part of which is now cleared and cultivated); also of several Meadow Lands adjoining;—containing in the whole 367 Acres and 33 Perches, more or less; Part of which is in Hand, and the Remainder let to Tenants; viz.

A. R. P. £. s. d.

A Small FARM-HOUSE, Out-buildings, Barn, and Farm; let, from Year to Year, to Mr. *Daniel Grover*, at £.120.

No.				A. R. P.
3	The House, Out-buildings, and Croft	—	—	0 3 37
4	Four-Acres	—	—	Pasture 3 3 25
5	Ten-Acres	—	—	Meadow 10 0 30
6	Six-Acres	—	—	Ditto 5 3 10
7	Twelve-Acres	—	—	Ditto 13 3 24
8	Barn, and Sixteen-Acres	—	—	Pasture 16 2 22
9	Nine-Acres	—	—	Meadow 9 2 12
27	Twelve-Acres	—	—	Arable 13 1 20
28	Eight-Acres	—	—	Ditto 9 2 27
26	Seventeen-Acres	—	—	Ditto 19 0 20

103 0 27 120 0 0

A FARM adjoining to *Wood-Green Common*, let, from Year to Year, to Mr. *John Buckingham*, at £.84.

20	Cottage, Stable, and Barn-Field	—	—	Seeds 23 3 10
21	Wood-Green Field	—	—	Ditto 18 3 0
19	Barnard's Field	—	—	Meadow 20 3 0
18	Spencer's Field	—	—	Ditto 12 1 15

A Capital BARN and FARM, let on Lease, expiring at *Lady-Day*, 1794, with other Lands, to Mrs. *Carter*, and occupied by the Rev. Mr. *Grove* as her Under-tenant, at £.160; the apportioned Part of the Rent for the Lands in this Lot to be £.135.

16	A capital Barn, and Cain's Piece	—	—	Arable 22 1 4
23	A Field, about 9 Acres	—	—	Ditto 9 0 0
25	<i>Dunstan's</i> Well Field	—	—	Ditto 17 1 26
17	Hilly Field	—	—	Ditto 17 3 0
10	Older Gutter	—	—	Meadow 9 2 26
11	Eight-Acres	—	—	Ditto 8 1 16
12	Round Five-Acres	—	—	Ditto 5 0 0
13	Six-Acres and Three-Acres	—	—	Ditto 10 3 26
14				
15	Long Six-Acres	—	—	Ditto 5 3 0

106 0 18 135 0 0

O N H A N D.

22	Several Pieces of Arable and Wood Land	—	—	33 0 28
24	Ditto, about	—	—	16 1 25
29	Ditto	—	—	32 2 30

82	1	3	80	0	0
367	0	33	419	0	0

N. B. Numbers 4, 5, and 6, are in the Parish of Clerkenwell, but adjoin to the other Parts of the Farm.

Number 3. Mr. Grover's House and Croft are Copyhold, held of the Manor of Hornsey, at a small Quit-Rent, and finable at the Will of the Lord, being intirely detached from the rest of the Estate.

This Lot contains several most beautiful Situations for building upon, commanding very extensive Prospects.

LOT

L O T XIX.

THREE INCLOSURES of rich Meadow-Land, situate nearly opposite the George and Vulture, on the West Side of Tottenham-Street; containing 17 Acres 1 Rood and 11 Perches, more or less; let from Year to Year to Mr. Thomas Hollingworth, at £.59; viz.

331	The Five-Acres	—	—	—	—
332	The Four-Acres	—	—	—	—
333	The Eight-Acres	—	—	—	—

A. R. R. £. s. d.

4	2	15
4	0	10
8	2	26

17 1 11 59 10 0

An adjoining PIECE of LAND, formerly a Rick-Yard, let from Year to Year to Mr. Anthony Harvey, at £.4

1 0 13 4 0 0

18 1 24 63 10 0

This Lot supposed to be a very desirable Situation for Building.

L O T XX.

128. A Desirable Field of ARABLE LAND, called Lord's Grove, situate at Waryn's Green, containing 7 Acres 3 Roods and 23 Perches, more or less; let, from Year to Year, to Mr. Boone

7 3 23 20 0 0

THE

THE SECOND DAY'S SALE,

On FRIDAY, the 25th of SEPTEMBER.

LOT XXI.

243 } A NEAT Small HOUSE, pleasantly situate at *Stamford-Hill*, near the
 245 } Turnpike; consisting of Two Parlours, a Kitchen, Three Bed-Rooms; with
 Servants' Rooms, a handsome Court or Area in Front, a good Garden and
 Orchard, a Barn, Stable, Cow-Houses, and several Sheds; Two Cottages
 and a large Yard; also, a Fine Meadow adjoining, called *Great Gallow-Hill*;
 the whole containing 15 Acres 1 Rood and 8 Perches, more or less, and
 let from Year to Year, with Lots 22 and 23, to Mr. *Bewley Morrison*, at
 £108. The apportioned Rent for this Lot to be £.45, but the annual Value
 supposed to be upwards of £.60.

A. R. P. £. s. d.

15 1 8 45 0 0

LOT XXII.

247. A MEADOW, called *Little Gallow Hill*, containing 7 Acres and 26
 Perches, more or less, adjoining to *Hanger's-Lane*; and let to Mr. *Morrison*,
 with Lots 21 and 23, from Year to Year, at £.108. The apportioned Part of
 the Rent for this Lot to be £.15; but it is considered of much greater yearly
 Value.

7 0 26 15 0 0

LOT XXIII.

240. A Rich MEADOW, called *Marsh-Field*, containing 19 Acres 1 Rood
 and 6 Perches, more or less, desirably situated on the West Side of the *Tot-*
tenbam-Road at *Stamford-Hill*; let, with the Two preceding Lots, from
 Year to Year, to Mr. *Morrison*, at £.108. The apportioned Part of the Rent
 for this Lot to be £.48; but the annual Value is supposed to be much more

19 1 6 48 0 0

A desirable Situation for Building.

LOT XXIV.

199 } TWO FIELDS of exceeding good Land, called *Baldwin's*; containing
 219 } 21 Acres 3 Roods and 26 Perches, more or less; let on Lease expiring at
Lady-Day, 1795, and occupied by Mr. *John Smythe*, at £.55

21 3 26 55 0 0

LOT XXV.

A BARN, and Two INCLOSURES, containing 7 Acres 3 Roods and
 26 Perches, more or less; situate at the Bottom of *Marsh-Lane*, and let, from
 Year to Year, to Mr. *Charles Dyson*, at £.24.

42 A BARN, and *Lord's Field*

40 The Two-Acres

Arable

Pasture

7 0 12

0 3 14

7 3 26

24 0 0

LOT XXVI.

A HOUSE and STABLE opposite the *George and Vulture*, let from Year to
 Year to Mr. *Thomas Lee*, at

9 9 0

LOT

LOT XXVII.

A Neat HOUSE, Stable, and Garden, pleasantly situate on the West Side of the High Road at *Tottenham*; let on a repairing Lease, for 29 Years from *Lady-Day*, 1784, to *Mr. Charles Brown*, at _____ *A. R. P.* *£. s. d.*
12 0 0

LOT XXVIII.

A SLIP of LAND, with the Buildings thereon, situate on the West Side of the High Road at *Tottenham*; containing 1 Rood and 13 Perches, more or less; let on a Building Lease, for 59 Years, from *Lady-Day*, 1776, to *Mr. Thomas Chance*, at a Ground-Rent of £.10, and on which he has erected several substantial Houses, of the yearly Value of £.113 _____ 10 0 0

LOT XXIX.

A PIECE of LAND on the East Side of the High Road at *Tottenham*, let on a Building Lease, for 61 Years from *Lady-Day*, 1778, to *Mr. Richard Hunt*, at a Ground-Rent of 2*l.* 2*s.* and on which he has erected Two good Houses, valued at £.24 *per Annum* _____ 2 2 0

LOT XXX.

THE very Valuable and newly-erected CORN and OIL-MILLS, called *Tottenham-Mills*, most advantageously situate on the River *Lea*; consisting of an excellent DWELLING-HOUSE, a Capital CORN-MILL, and an OIL-MILL, with every other requisite Building for conducting and carrying on such extensive Works: Also, several Inclosed and Common Marsh-Lands; containing in the whole about 53 Acres, little more or less; let on Lease, for 51 Years, from *Lady-Day*, 1770, (of which 33 Years were unexpired at *Lady-Day* last) to *Mr. Edward Wyburd*, at a Ground-Rent of £.210.

The Site of the Mill and inclosed Grass-Lands adjoining _____	8 0 34
<i>Tottenham-Hale</i> Field _____ Arable	7 0 0
A Road in <i>Tottenham-Hale</i> Common Field _____	0 2 33

In the COMMON-MARSHES.

In <i>Wild-Marsh</i> , Nine Pieces of Land _____	11 2 5
In <i>Clendish-Hills</i> Marsh, 2 Pieces _____	3 1 5
In <i>Lock-Mead</i> , 2 Pieces _____	5 1 38
In <i>Mitchley-Marsh</i> , 2 Pieces _____	1 2 14
In <i>Mill-Mead</i> , 6 Pieces _____	15 0 25
	<hr/>
	52 3 34 210 0 0

The Tenant of these Mills receives from the River Lea Company a yearly Payment of £. _____; also, a considerable Advantage from Persons passing over the Mill Bridge.

These Mills having been lately burnt down, they were rebuilt in a very substantial manner, and are supposed of so considerably greater annual Value than the present Rent of £.210, that the Tenant had liberty to underlet or sell the Oil-Mill during his Term, discharged from all Demand for the Rent of £.210; the Corn-Mill being thought amply sufficient to answer the present Ground-Rent.

LOT XXXI.

202. THREE neat Small HOUSES, with Gardens, and a Meadow adjoining; situate at *Hale Green*, and let, on Lease for 41 Years from *Lady-Day*, 1772, to *Mr. Wyburd*, at £.6 _____ 2 2 21 6 0 0

LOT

The following Lots consist of MEADOW LANDS, lying in the COMMON MARSHES at Tottenham, subject, Part of the Year, to Right of Common by the Inhabitants.

The Lands in the Occupation of Mr. Wilmot and Mr. Chase are let from Year to Year, and those in Mr. Paine's Occupation are let, with other Lands, on Lease expiring at Lady-Day, 1791; but as each Tenant occupies several Parcels of Marsh Land, of very different Values, at one gross Rent for the whole, a distinct Rent is set upon each Piece according to its supposed Value, so as to make up the whole of each Tenant's Rent;—and it is intended that the Purchaser of each Lot shall receive from the respective Tenants, the apportioned Rents affixed to each Parcel or Lot. Also, as several of the Pieces of Marsh Lands are intersected by the navigable Cut or Canal of the River Lea Company, the Purchaser of each Lot is to be entitled to the respective annual Payments from the said Company, for the Land taken into such Cut, as the Quantity so taken is included in each Lot.

L O T XXXII.

In WILD-MARSH,—in LOWER or FAR SHOOT.

No.		A. R. P.	A. R. P.	£. s. d.
1	A PIECE of LAND, let to Mr. Chase, ————	4 3 22		
3	A Ditto, let to Ditto ————	3 1 14		
			8 0 36	11 4 0
2	A Ditto, let to Mr. Wilmot ————	7 2 27		
4	A Ditto, let to Ditto ————	1 3 31		
			9 2 18	13 10 0
			17 3 14	24 14 0

L O T XXXIII.

In WILD-MARSH,—in MIDDLE or COOMBES-ACRE SHOOT.

8	A PIECE of LAND, let to Mr. Wilmot ————	1 2 0	}	12 12 0
9	A Ditto, let to Ditto ————	7 0 0		
7	A Ditto, let to Mr. Paine ————	0 3 15	}	2 18 0
23	A Piece in Harp-Rood Shoot, let to Mr. Paine, and intersected by the Cut	1 2 9		
		10 3 24		15 10 0

L O T XXXIV.

In WILD-MARSH,—in COMMON-PIECE SHOOT.

49	A PIECE of LAND, let to Mr. Paine ————	0 1 1		
52	A Ditto, let to Ditto ————	0 2 6		
58	A Ditto, let to Ditto, ————	0 1 34		
			1 1 1	1 11 0

In HOLMES'S SHOOT.

63	A PIECE of LAND, let to Mr. Wilmot ————	9 3 33	13 0 0
		11 0 34	14 11 0

All these Pieces are intersected by the Cut.

L O T XXXV.

In WILD-MARSH,—in YOLKFORD-SHOOT.

65	A PIECE of LAND, let to Mr. <i>Chase</i>	_____	_____	3 0 10	4 4 0
66	A Ditto, let to Mr. <i>Pain</i>	_____	_____	7 2 32	9 15 0
67	A Ditto, let to Mr. <i>Wilmot</i>	_____	_____	1 3 0	} 4 14 0
68	A Ditto, let to Ditto	_____	_____	1 3 13	
<i>These Lands are intersected by the Cut.</i>				_____	_____
				14 1 15	18 13 0

These Lands are intersected by the Cut.

L O T XXXVI.

In WILD-MARSH,—in YOLKFORD-SHOOT, intersected by the CUT.

69	A PIECE of LAND, let to Mr. Chase ————	5 0 28	6 0 0
	AN Inclosed PIECE of MARSH-LAND, called the Holmes; let to Mr. Wilmot ————	10 2 17	15 0 0
		15 3 5	21 0 0
			LOT

L O T XXXVII.

In BROAD-MEAD MARSH.

			A. R. P.	£. s. d.
5	A PIECE of LAND, let to Mr. Pain	— — —	12 2 30	
3	A Ditto, let to Ditto	— — —	0 2 23	
			<u>13 1 13</u>	<u>14 10 0</u>

L O T XXXVIII.

In BROAD-MEAD MARSH.

7	A PIECE of LAND, let to Mr. Pain	— — —	3 2 16	3 17 0
8	A Ditto, let to Mr. Chase	— — —	1 1 11	3 6 0
10	A Ditto, let to Ditto	— — —	1 3 0	

In GLENDISH-HILLS MARSH.

1	A PIECE of LAND, let to Mr. Wilmot	— — —	2 1 35	3 18 0
25	A Ditto, let to Ditto	— — —	0 3 30	
3	A Ditto, let to Mr. Pain	— — —	0 1 4	
4	A Ditto, let to Ditto	— — —	1 0 36	
13	A Ditto, let to Ditto	— — —	0 1 39	
21	A Ditto, let to Ditto	— — —	2 0 29	
24	A Ditto, let to Ditto	— — —	1 2 24	
29	A Ditto, let to Ditto	— — —	0 0 35	
			<u>6 0 7</u>	<u>7 0 0</u>
			<u>16 0 19</u>	<u>18 1 0</u>

L O T XXXIX.

In MITCHLER-MARSH.

			A. R. P.	
7	A PIECE of LAND, let to Mr. Wilmot	— — —	3 2 21	
31	A Ditto, let to Ditto	— — —	0 1 23	
4	A Ditto, let to Ditto	— — —	1 3 0	
10	A Ditto, let to Mr. Chase	— — —	5 3 4	4 14 0
17	A Ditto, let to Mr. Pain	— — —	0 1 38	0 6 0
18	A Ditto, let to Ditto	— — —	3 2 20	
22	A Ditto, let to Ditto	— — —	0 2 33	
25	A Ditto, let to Ditto	— — —	0 2 31	
28	A Ditto, let to Ditto	— — —	0 1 29	
39	A Ditto, let to Ditto	— — —	0 3 1	
			<u>0 1 11</u>	
			<u>6 2 5</u>	<u>5 5 0</u>
			<u>12 3 7</u>	<u>10 5 0</u>

XL.

In LOCK-MEAD MARSH.

3	A PIECE of LAND, let to Mr. Wilmot	— — —	2 1 26	2 12 0
4	A Ditto, let to Mr. Pain	— — —	2 0 35	2 6 0
			<u>4 2 21</u>	<u>4 18 0</u>

The MANORS belonging to these Estates are not offered to Sale at present, in order to give an Opportunity to the several COPYHOLDERS to enfranchise their Copyholds; many of whom have applied for that purpose.

The COPYHOLDS are held under Fines at the Will of the Lord; the Rental of them amounts to about £.4500 a Year, and the Quit-Rents to about £.50 per Annum.

C O N D I T I O N S O F S A L E.

- I. **T**HE highest Bidder to be the Purchaser; and if any Dispute arise between two or more Bidders, the Lot to be put up again.
 - II. No Person to advance less than £. 10 at each Bidding for Lots 1, 3, 5, 18, and 30; nor less than £. 5 for the other Lots.
 - III. The Purchaser of each Lot to pay down immediately to Mr. Young a Deposit of £. 15 *per Cent.* in Part of the Purchase-Money, and sign an Agreement for Payment of the Remainder on or before the 13th Day of *January* 1790, on having got Titles, at the of the Ven
 - IV. The Purchaser of each Lot to have a per Convender at his n Expence, on Payment of the Remainder of the Purchase-M. y, acco third Condit. and to be entitled to the Possession of the Parts not let from the Time of completing the Purchase, to the Rents and Profits of the Parts let from the Quarter-Day next preceding, to which Quarter-Day all Outgoings of the Estate will be cleared.
 - V. As all, or the greatest Part of the Title-Deeds to the several Lots in this Particular concern many other considerable Estates of the Vendor, and therefore cannot be given up, the several Purchasers of any Lot or Lots, amounting in the whole to One Thousand Pounds and upwards, to have attested Copies, in the first Instance, of the material Title-Deeds, at the Expence of the Vendor; but the Purchaser or Purchasers of any Lot or Lots, not amounting in the whole to One Thousand Pounds, to have attested Copies of such Deeds as they shall think proper, at their own Expence.—The Vendor to enter into the usual Covenants with the several Purchasers, to produce the Title-Deeds, on reasonable Request. Original Title Deeds, referring to any particular Lots only, will of course be given up to the Purchasers of such Lots.
 - VI. The Purchaser of each Lot to take the Timber-Trees, Tellers, Saplings, and Pollards, down to 2s. 6d. per Stick, and that inclusive, at a fair Valuation; such Valuation to be made by Two proper Persons, one to be appointed by the Seller, and the other by the Purchaser, or their Umpire, on or before the 25th of *December* 1789; and the Amount to be paid on completing the Contracts for the Estates.
 - VII. There being a Duty on all Sales of Estates, &c. of Threepence-halfpenny in the Pound, to be levied on the Buyers or Sellers, as may be thought most proper; the Lots contained in this Particular are to be sold, subject to the Seller's paying one Moiety of the said Tax, and the Buyer the other, exclusive of the Sums the said Lots shall sell for.
- Lastly*, If the said Purchasers of any Lot or Lots shall neglect or fail to comply with the above Conditions, the Deposit-Money to be forfeited; the Proprietor be at full Liberty to re-sell the said Lot or Lots; and the Deficiency, if any there shall be by such second Sale, together with all Charges attending the same, to be made good by the Defaulters at his present Sale.

24, 25 September, 1789.

PARTICULARS

OF SEVERAL

VERY VALUABLE

FREEHOLD ESTATES

Situate at FOTTENHAM,

THE COUNTY OF MIDDLESEX.



